

**Residential – Walk In**  
**Procedure for New Carports**

**Notes:**

- a. All permit applications must be made in person.
- b. No more than one carport per residential unit on a single residential lot shall be permitted. Zoning Ordinance – chap. 5.301, A, 4.
- c. Light frame construction with open spans in excess of 24 feet require engineered design. The Texas Engineering Practice Act.
- d. Use of any pre-engineered product, i.e. trusses or J-beams, will require a copy of the manufacturer's instructions.
- e. Carports must comply with the applicable side and rear yard setbacks for the zoning district in which they are located with the following exceptions: Zoning Ordinance – chap 5.301.

1. Private carports in rear yard setbacks. The rear yard setback for a private carport in one-family districts with a lot size of 7,500 square feet or less shall be 1.5 feet when the following conditions are met:

- a) The maximum total square footage of the carport is not greater than 400 square feet;
- b) The maximum height of the plate of the carport is no higher than the plate height of the first floor of the main residential structure; and
- c) The roof pitch of the carport is no steeper than the predominate roof pitch of the main residential structure.

2. Private carports in side yard setbacks. The side yard setback for a private carport in one-family districts with a lot size of 7,500 square feet or less shall be 1.5 feet when the following conditions are met:

- a) The maximum total square footage of the carport is not greater than 200 square feet;
- b) The maximum height of the plate of the carport is no higher than the plate height of the first floor of the main residential structure; and
- c) The roof pitch of the carport is no steeper than the predominate roof pitch of the main residential structure.

- f. Carports in front yard setbacks:

No private carport shall be permitted within the minimum required front yard, platted front yard, or projected front yard of residential dwellings except by special exception granted by the board of adjustment in accordance with the use tables in chapter 4, article 6 of the Fort Worth Zoning Ordinance. In reviewing a request for a private carport within the minimum required front yard, platted front yard, or projected front yard, the board of adjustment shall consider the following:

- a) The presence and/or absence of a functional garage on the residential lot, parcel or tract;

- b) The viability of access to the side and rear yard;
  - c) The size, height, and design of the carport and its impact on adjacent properties; and
  - d) The incidence of other carports on the block face.
- g. The height of the carport cannot exceed the height of the primary structure.
- h. An accessory structure cannot be constructed on a lot without a primary structure.
- i. Carports can be built from a pre-designed “kit” (manufacturers instructions must be presented at time of plan review and must be available to the inspector at the time of inspection) or may comply with construction standards outlined in the 2003 IRC or may be designed by an engineer.
- j. Wood carports located less than three feet from the property line are required to have a one-hour fire-resistive rated wall on the side nearest the property line. 2003 IRC Sec. R302.1. Metal (noncombustible) carports may be constructed within zero feet of the property line provided that does not violate other City ordinances. 2003 IRC Sec. R302.1 exception 2.
- Prior to any work being done, a stake-out inspection must take place. The stakeout inspection may be scheduled by the permit Clerk when the permit is activated. Prior to the inspection, the customer must:
  - a. Locate the property line and denote it by staking, spray paint, flag (or somehow otherwise denote).
  - b. Stake off, spray paint, flag (or somehow otherwise denote) intended placement location of the accessory dwelling unit.
  - c. Call 817-392-6370 to schedule an inspection or online at [www.fortworthgov.org/development](http://www.fortworthgov.org/development).